

Section 70 Parking for Non-Residential Uses

- 70.1 At the discretion of the Development Authority, the applicant may be allowed to provide some or all required parking spaces on property located remotely, but no further than 100m from the nearest point of the site of the development served by the parking (“remote site”), measured along public sidewalks and cross walks.
- 70.2 If required vehicle parking spaces are to be provided on a remote site:
- a. The remote site shall be located in a district that allows parking lot or structures;
 - b. If the applicant is the owner of the remote site, the owner shall covenant that the remote site shall be used for parking as long as required under this Bylaw, and the applicant shall pay the full cost of the preparation of such covenant and registration against the title to the remote site;
 - c. The applicant shall give priority for any on-site parking to visitor use and provide staff parking on the remote site;
 - d. The applicant shall ensure that there is a public walkway from the remote site to the development;
 - e. Remote parking on the remote site shall be developed at the same time and to the same standard as on-site parking;
 - f. Vehicle parking on the remote site shall be subject to all setbacks and yard requirements specified elsewhere in this Bylaw; and,
 - g. If the applicant does not own the remote site, it shall be secured through a lease to the applicant, acceptable to the Development Authority, for a minimum of ten years. The applicant must register the lease by caveat.
- 70.3 The location of on-site parking on a school site shall be to the satisfaction of the Development Authority.
- 70.4 If a parking area is located on a site immediately adjacent to a Residential District, the parking lot shall be designed as required by Section 68.
- 70.5 Parking spaces shall not be located in the required landscaped area in the front yard of a site with the exception of existing sites at the discretion of the Development Authority.
- 70.6 Unless otherwise stated in this Bylaw, parking areas required for non-residential uses shall be hard surfaced prior to occupancy.
- 70.7 In the event seasonal conditions prohibit the completion of hard surfacing, the lot shall be compacted and maintained in a manner to allow access by emergency vehicles and all hard surfacing shall be completed prior to August 1 of the following year.
- 70.8 The applicant may be required to provide an irrevocable Letter of Credit, letter of intent or other form of security acceptable to the Development Authority to guarantee completion of the hard surfacing.
- 70.9 If the hard surfacing is intended to be completed prior to September 30th of the year of a Development Permit, the Development Authority may not require the submission of hard surfacing securities. After September 30th of the year of a Development Permit, the Development Authority shall collect hard surfacing securities in the amount sufficient to complete the outstanding conditions of the hard surfacing requirements.
- 70.10 To ensure compliance, and if the Development Authority deems it appropriate, the City may register a caveat under the Land Titles Act against the property being developed. This caveat shall be discharged when the Development Authority accepts the hard surfacing as complete.